

PRELIMINARY BUILDING RESTRICTION LINE SKETCH

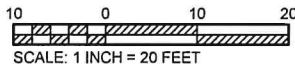
N/F
LOT 0028
SQUARE 1949

N/F
LOT 0024
SQUARE 1949

Zone: R-1-B
Minimum Lot Size = 5,000 square feet
Minimum Lot Width = 50 feet
Front Building Restriction Line = 15 feet
per DC Surveyor's Office Records
Front Yard Setback Range =
21.6 - 57.3 feet - Woodley Road, NW
(based on available records, field survey required to confirm)
Minimum Side Yard = 8 feet
Minimum Rear Yard = 25 feet
Maximum Structure Occupancy = 40%
(Lot 824 = 3,487 sq. ft.±)
Minimum Pervious Surface Coverage = 50%
(Lot 824 = 4,359 sq. ft.±)
Note: Site is located in the Cleveland Park Historic District
and may be subject to additional reviews and requirements.

N/F
LOT 0825
SQUARE 1949

21.6'-57.3'±
FRONT
SETBACK
RANGE



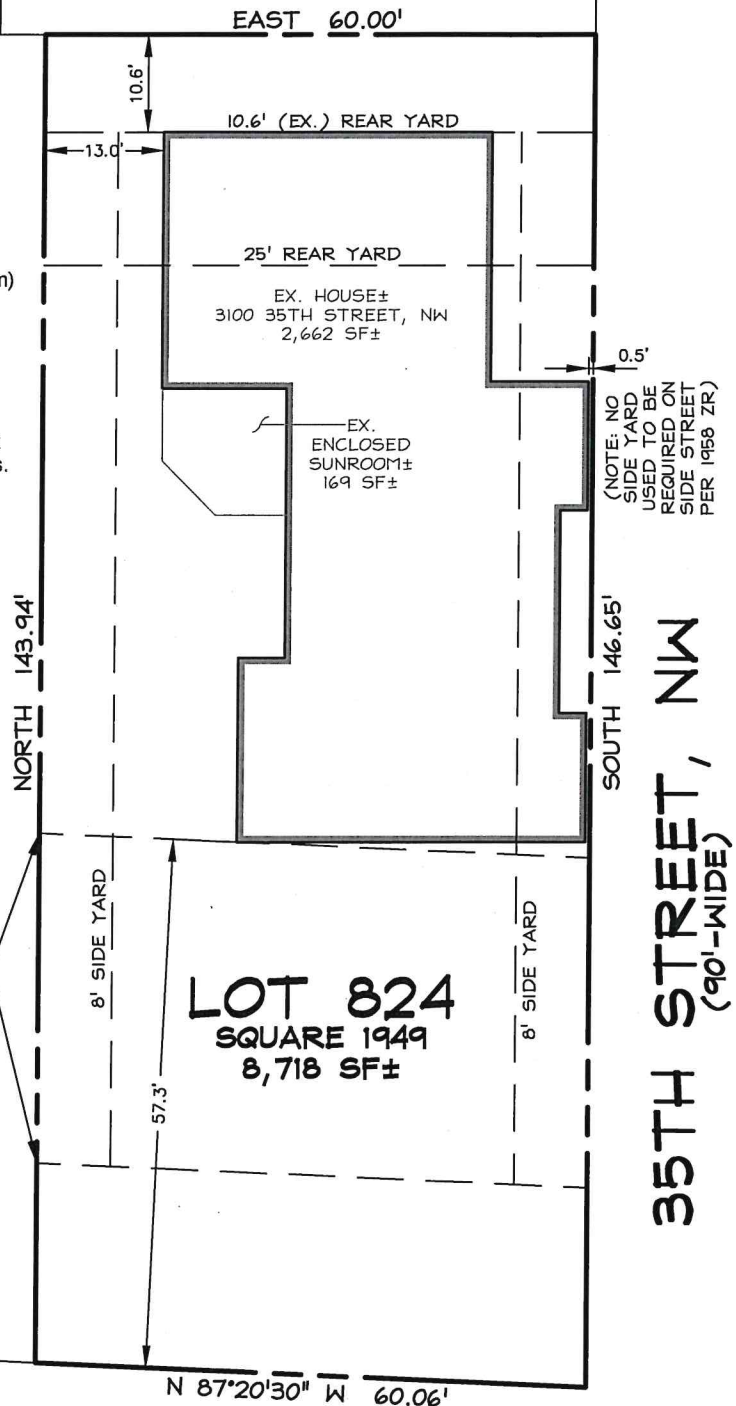
Lot 0824, Square 1949
3100 35th Street, NW

Prepared for:
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WOODLEY ROAD, NW
(60'-WIDE)



THIS SKETCH WAS PREPARED BASED OFF OF AVAILABLE RECORDS AND IS NOT REFLECTIVE OF AN ACTUAL FIELD SURVEY.

P:\2018\18409-DC_3100 35th Street, NW\6 drawings\18409-DC_PreBRL Sketch.dwg, 7/6/2018 2:09:56 PM, © 2018 CAS Engineering and CAS Engineering-DC, LLC